

DEFERRED AGENDA,
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JULY 23, 2019

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NO. 20043-T1 (11th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3933

Common Address: 2373 S Archer Ave

Applicant: Connies Pizza Inc

Owner: JLS Archer LLC

Attorney: Amy Degnan/ Richard Toth

Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District

Purpose: To allow the current restaurant use at its current size (15,040 sf), with an expansion for a frozen pizza production area (2,580 sf). Approximately 120 parking spaces. No dwelling units. Approximately 22 feet high.

NO. 20014 (12th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2789

Common Address: 2139 and 2159 W Pershing Road

Applicant: Code RE Partners, Inc. a Utah Corporation

Owner: CC 2139 Pershing LLC and CC 2159 Pershing LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: M2-3 Light Industry District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Planned Development

Purpose: The subject property is improved with two 6-story buildings. The planned development will permit the property to be developed with a total of 125 dwelling units in the 2159 W. Pershing building and 39 dwelling units with commercial/office space in the 2139 W. Pershing building. There will be a total of 100 parking spaces for 2139 W. Pershing and 45 parking spaces for 2159 W. Pershing. Building height will not change

NO. 19934-T1 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-321

Common Address: 2244 West 23rd Place

Applicant: Cloud Property Management, LLC; 2244 Series

Owner: Cloud Property Management, LLC; 2244 Series

Attorney: Rolando Acosta

Change Request: RM-6 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

Purpose: The subject property measures 6,215 square feet and is improved with a two-story residential building with seven dwelling units and seven parking spaces. The Applicant proposes to rezone this property to a Type 1 application to alter the previous Type 1 rezoning applicant and allow the Applicant to add one additional dwelling unit for a total of seven dwelling units. The seven existing parking spaces will remain and there will be no additional parking. The Applicant will seek a variation to eliminate the eighth required parking space. There will be no change in height.

NO. 20038 (26th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #O2019-4019

Common Address: 3619 W Armitage Ave

Applicant: Jeffrey Mayra

Owner: Jeffrey Mayra

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the preservation and rehabilitation of the existing one-story commercial building, at the subject site. The rehabilitation plan calls for the erection of a one-story vertical addition (2nd Floor), above the entirety of the existing building. The rehabilitation plan also calls for the conversion of the existing all commercial building to all-residential or mixed-use, in order to allow for the establishment of two (2) dwelling units, within the newly expanded building. As well, the rehabilitation plan will include the provision of off-street (onsite) parking for (2) vehicles. The newly rehabilitated and expanded building will be masonry in construction and will measure no more than 38 feet-0 inches in height.

NO. 20010 (27th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2728

Common Address: 1033-1057 W Fulton Market; 225-233 N Aberdeen Street; 224-232 N Carpenter St.

Applicant: Silver Queen LLC

Owner: 232 Carpenter LLC

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District, and C3-5 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: Proposed new construction for a 6 story office building and 12 story hotel with first floor retail in both. There will be no dwelling units in either building. Location is in a TSL and has 15 parking spaces. In total, there will be 21,900 sf of retail space, 46,373 of office space, and 135,676 sf of hotel space. Height will be approx. 147'

NO. 19999-T1 (33rd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2657

Common Address: 3332 W Irving Park Road

Applicant: 3332 Irving Park Rd LLC

Owner: 3332 Irving Park Rd LLC

Attorney: Paul Kolpak

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 sq.ft. of the commercial space on the 1st floor, and will have no basement. The heights of the building will be 50 feet 0 inches. There will be 4 parking spaces.

NO. 19093-T1 (35th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #02017-143

Common Address: 3201 W Belmont

Applicant: Tullamore Management LLC

Owner: Tullamore Management LLC

Attorney: Law Office of Samuel VP Banks Associates

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed

NO. 20042 (42nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4023

Common Address: 300 N Michigan Ave

Applicant: 300 N Michigan LLC

Owner: 300 N Michigan LLC

Attorney: DLA Piper

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-16 Mixed-Use District to a Residential-Business Planned Development to permit the construction of one 47-story residential and hotel building over a retail podium containing 280 hotel rooms, 290 residential units, 26 parking spaces and accessory and incidental uses.

NO. 20012-T1 (47th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2738

Common Address: 4729 N Winchester Ave

Applicant: Tullamore Development LLC

Owner: Tullamore Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4th Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages - at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building - for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.